

**SPECIAL MEETING OF
BELMONT REDEVELOPMENT AGENCY
Tuesday, November 24, 2009
CITY COUNCIL CHAMBERS, ONE TWIN PINES LANE**

CALL TO ORDER 8:00 P.M.

ROLL CALL

Directors Present: Lieberman, Dickenson, Feierbach, Wozniak, Braunstein

Directors Absent: None

Staff Present: Executive Director Crist, Finance Director Fil, Community Development Director de Melo, Agency Attorney Zafferano, Agency Special Attorney Ramiza, Associate Planner Walker, City Treasurer Violet, Agency Secretary Cook

ADDITIONAL BUSINESS

**Public Hearing to Approve the Five-Year Implementation Plan for the Los Costanos
Redevelopment Project Area for Fiscal Years 2010-2014**

Associate Planner Walker stated that there is a need for the Redevelopment Agency to develop a new five-year plan. She noted that since 1995, the State has required the adoption of five-year plans to refine goals. She outlined the activities planned for the new plan, and clarified there is no need for the Agency to commit to any activity. The Agency can hold a mid-term review at year three.

In response to Director Dickenson, Agency Special Attorney Ramiza clarified that the Agency has an obligation to pay existing bonds, although those can be refinanced. He noted that the proposed plan does not address any existing or new financing, but identifies potential projects. An implementation plan is required to be in place at all times. Consequences include the dissolution of the Agency. He noted that the existence of a current five-year plan is an item that is sought by the auditors each year.

Director Wozniak commented that the Planning Commission did a good job in their discussion of this matter.

Director Dickenson noted that the document outlines future estimated expenditures, and there is a need to not overlook those estimates as plans move forward.

Agency Special Attorney Ramiza noted that this would be dependent on whether or not the State takes Redevelopment monies away.

Chair Braunstein opened the Public Hearing.

Mary Morrissey-Parden, on behalf of the Chamber of Commerce, expressed support for the document. She noted that the focus for economic development should be on enhancement, attraction and retention of businesses. She recommended that the City hire a part-time Economic Development Director.

ACTION: On a motion by Director Dickenson, seconded by Director Wozniak, the Public Hearing was unanimously closed by a show of hands.

ACTION: On a motion by Director Wozniak, seconded by Director Dickenson, Resolution 510 Approving the Five-Year Implementation Plan for the Los Costanos Redevelopment Project Area for Fiscal Years 2010-2014 was unanimously approved by a show of hands.

ADJOURNMENT at this time, being 8:15 P.M.

Meeting audio-recorded and videotaped
Audio Recording 741

Terri Cook
Agency Secretary